

159.0

Map

0005

Block

0020.B

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 658,300 /

USE VALUE: 658,300 /

ASSESSed: 658,300 /

Total Card /

Total Parcel

658,300

658,300

658,300

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

76

WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MULLEN THOMAS E &

Owner 2: MORRISON LYDIA A

Owner 3:

Street 1: 76 WAVERLY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

PREVIOUS OWNER

Owner 1: SADLO PETER -

Owner 2: -

Street 1: 80 WAVERLEY ST

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Vinyl Exterior and 1432 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R1

SINGLE FA

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Influ

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

101

One Family

4500

Sq. Ft.

Site

0

70.

1.23

7

388,499

388,500

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Influ

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

Total AC/HA: 0.10331

Total SF/SM: 4500

Parcel LUC: 101

One Family

Prime NB Desc

ARLINGTON

Total: 388,499

Spl Credit

Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

Parcel ID 159.0-0005-0020.B

PRINT

DATE

TIME

12/30/21

14:41:04

LAST REV

DATE

TIME

10/15/21

10:03:09

mmcmakin

12416

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

SADLO PETER,

65359-503

5/13/2015

630,000

No

No

O NEIL JOAN MAR

56819-185

5/4/2011

Estate/Div

255,000

No

No

12677-89

8/1/1974

No

No

N

BUILDING PERMITS

ACTIVITY INFORMATION

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

8/29/2011

932

Dormers

18,000

FRONT FACING DORME

5/25/2011

494

Demoliti

5,000

Date

Result

By

Name

10/15/2021

USPS

MM

Mary M

6/30/2021

USPS

MM

Mary M

6/30/2018

Meas/Inspect

HS

Hanne S

5/9/2016

Sales Review

PT

Paul T

7/3/2012

Measured

JBS

JOHN S

12/2/2008

Measured

345

PATRIOT

2/23/2000

Inspected

276

PATRIOT

12/16/1999

Mailer Sent

12/7/1999

Measured

256

PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

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